



**LASHLY & BAER, P.C.**  
ATTORNEYS AT LAW

MISSOURI  
714 Locust Street  
St. Louis, MO 63101-1699  
TEL: 314 621.2939  
FAX: 314 621.6844  
[www.lashlybaer.com](http://www.lashlybaer.com)

ILLINOIS  
20 East Main Street  
Belleville, IL 62220-1602  
TEL: 618 233.5587  
By Appointment Only

## MEMORANDUM

**TO:** Karla Houchins  
**FROM:** Richard D. Watters  
**SUBJECT:** Landmark Hospital Transitional Recovery Center - Joplin (Project #5209)  
**DATE:** August 11, 2015

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Karla:

This is to respond to your email questions of August 5, 2015 regarding the above project.

1. Yes, there should be an "s" at the end of "Oaks."
2. See attached letter.

RDW/mkg



August 10, 2015

Dr. William Kapp  
Chairman  
Landmark Hospitals  
Cape Girardeau, MO

Subject: State of Missouri - Certificate of Need Cost Validation  
Landmark Hospitals Transitional Recovery Center - Joplin, MO

Dear Dr. Kapp,

Thank you for the opportunity to assist in the planning and construction of the upcoming Landmark Hospital Transitional Recovery Center project located in Joplin, MO. We look forward to another successful project with you and your team.

The purpose of this letter is to validate our cost estimate dated June 30, 2015 for the Joplin, MO Transitional Recovery Center located on West 32<sup>nd</sup> Street. Our estimate of \$9,500,000 (Nine Million Five Hundred Thousand) is based on a new 50,770 square foot Transitional Recovery Center that will start construction within the next 12 months. Layton recently built a facility for Landmark Hospitals and we are very familiar with the facility's detail and construction type.

Layton is a leader in healthcare construction throughout the United States and is ranked in the Top 10 Healthcare Construction Managers/General Contractors by Modern Healthcare magazine. We budget and estimate over \$1 billion of healthcare projects annually, similar to the Joplin, MO Landmark Hospital Transitional Recovery Center project and construct over \$400 million of healthcare projects each year. We are very confident in the budget we submitted and can furnish any additional documentation or detail you need to support our budget.

Please don't hesitate to contact me should you need any additional support for the Cost Validation of this future facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Cris Bryant". The signature is fluid and cursive, with the first name "Cris" and last name "Bryant" clearly distinguishable.

Cris Bryant  
Vice President, Healthcare  
Layton Construction Co., Inc.

system that non-invasively and continuously collects and transmits patient data, such as blood pressure, heart, oxygen saturation, patient position and EKG, to Chartpad and a monitoring station so that any deterioration of the resident's condition is promptly identified and corrected.

LHTRC will be unique in that it will allow medically complex patients to be treated by the same physicians and nurses that have followed them in Landmark Hospital. As patients move through the post- acute continuum, they can rest assure that the same care team will follow them from hospital to LHTRC to home. This will minimize medication errors, ensure proper post discharge orders are carried out, and thereby markedly improve patient outcomes. Currently, hospitals under the ACA will be penalized if there is a readmission of its patients within 30 days, which such penalty can be up to 3%. By creating this integrated post-acute care delivery system patients will benefit and costs will be reduced by avoiding unnecessary readmissions and intervening early before a patient's condition deteriorates to a point requiring readmission.

- 2. Provide a timeline of events for the project, from the issuance of the CON through project completion.**

CON approval – September 2015

Construction begins – February 1, 2016

Construction completed –February 1, 2017

Licensure – March 1, 2017

Admit residents – March 15, 2017

- 3. Provide a legible city or county map showing the exact location of the proposed facility.**

Attached.

- 4. Provide a site plan for the proposed project.**

Attached.

- 5. Provide preliminary schematic drawings for the proposed project.**

Attached.

- 6. Provide evidence that architectural plans have been submitted to the DHSS.**

Please see attached letter of transmittal to Tracy Cleeton, dated June 30, 2015

- 7. Provide the proposed gross square footage.**

The total square footage is 50,770 square feet.

## Wieberg, Alicia

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**From:** William Mitchell <wmitchell@ltc-consulting.net>  
**Sent:** Monday, August 10, 2015 7:43 AM  
**To:** Wieberg, Alicia  
**Cc:** McKinney, Tara  
**Subject:** FW: Project No. 5209 NS 60 Bed SNF  
**Attachments:** 20150807091527934.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Alicia please find information relating to Project 5209NS. I mistaking send it to Tara who I had forgotten she had transferred to another division. Thanks for your assistance on the attached information.

*William C. Mitchell*

Senior Vice President  
LTC Consulting Group  
731 N. Main Street  
PO Box 1210  
Sikeston, MO 63801  
573-471-1276 Extension 2038  
573-380-5475 (cell)

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**From:** William Mitchell  
**Sent:** Friday, August 07, 2015 3:58 PM  
**To:** 'tara.mckinney@health.mo.gov'  
**Cc:** Don Bedell; Brad Bedell; Mike Ulmer  
**Subject:** FW: Project No. 5209 NS 60 Bed SNF

Tara,  
The preliminary agenda for the upcoming HFRC meeting in September includes an application from Landmark Hospitals for development of a 60 bed SNF in Joplin. I would like to point out that this will add an additional 60 beds over the currently projected approved beds and will establish an over bedded situation. To make sure the Committee is aware as this application is considered, I am attaching the letter granting the operator of The Greenbriar permission to rebuild the 120 bed facility that was destroyed by the 2011 EF5 Joplin tornado. The rebuilding of these beds is imminent.

Our organization had two facilities destroyed in the tornado and each was issued the Committee's finding that the beds were lost as an act of God. Both The Greenbriar and Meadows Care Center were totally destroyed. The replacement facility for Meadows Care Center, Communities of Wildwood Ranch, became operational in April of 2014 and is located within approximately 1-2 miles of the proposed additional 60 bed SNF by Landmark.

The operator of The Greenbriar is progressing towards rebuilding and has been working to develop the facility as a part of the Joplin re-development plan, which has targeted the elderly for a broad spectrum of health care services. Joplin recently released its RFP for the redevelopment area that includes the land where The Greenbriar was destroyed and is to be re-built. We will be having a preliminary RFP meeting with the City of Joplin that will include the participation of HUD and CBGD to assist in the creation of the overall plan. Once the proposal is accepted, the operator is prepared along with the assistance of the City to begin building. Construction is anticipated to be initiated by the end of 2015.

Also during this rebuilding period in Joplin, two other facilities have contributed to the number of SNF beds. Joplin Health Care, which is located almost adjacent to the proposed site in the Landmark application added and operationalized additional beds to their facility to a total of 120 beds. Additionally, the third SNF destroyed in the Joplin tornado is currently just being opened as a new 92 bed facility. This is 242 operational new beds since the tornado with 120 beds to go under construction by the end of the year.

I would, therefore, like to request that the attached letter be shared with the Committee and serve as opposition to the development of 60 additional SNF beds in the City of Joplin. We believe these additional beds are contrary to what the plans show as needed and will further dilute the critical need for long term care staff in a community that already has a negative unemployment rate.

Thank you in advance for your assistance. Bill

*William C. Mitchell*

Senior Vice President  
LTC Consulting Group  
731 N. Main Street  
PO Box 1210  
Sikeston, MO 63801  
573-471-1276 Extension 2038  
573-380-5475 (cell)

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**MHFRC****Missouri Health Facilities Review Committee**Post Office Box 570, Jefferson City, MO 65102  
Voice: (573) 751-6603 Fax: (573) 751-7894 Website: [www.dhss.mo.gov/conr](http://www.dhss.mo.gov/conr)

James K. Tellanin, Chair

Edna M. Taboy, PhD, Vice Chair

T. Martin Vollmar, MD  
William A. KroschgerRep. Jerry Nade  
Rep. Perry HubbardSen. Roba Wright Jones  
Sen. Mike Parson

August 23, 2011

William C. Mitchell, Vice President  
PO Box 1210, 731 North Main  
Sikeston, MO 63801

**SUBJECT: Non-Applicability Certificate of Need letter for proposal #4699 NA**  
**The Greenbriar**  
**2502 Moffet, Joplin 64804-1949 (Jasper County)**  
**MO-AN of Kansas and Missouri, LLC (owner)**  
**Joplin #10, LLC (operator)**  
**\$11,000,000, Replace 120-bed SNF**

Dear Mr. Mitchell:

On July 11, 2011, your Letter of Intent for the above proposal was reviewed by the Missouri Health Facilities Review Committee (Committee). In accordance with §197.305(11) of the CON statute and 19 CSR 60-50.300(13) of the Rules, the Committee recognizes that this proposal is due to "an act of God" and, as a result, meets the definition of a nonsubstantive project. Therefore, your project is waived from review, and this correspondence shall serve as the Non-Applicability CON letter effective July 11, 2011.

During the Committee's review of your request, the following stipulations were made:

- Replacement of the facility damaged by the tornado on May 22, 2011, is waived from CON review, and as a result, periodic progress reports will not be required;
- The replacement facility may be established at a new location, but it must be within 15 miles of the current site;
- The number and type of beds in the replacement facility should not exceed the number and type which were licensed at the time of the tornado; and
- Documentation of aboveground construction should be provided to the Committee within 18 months of July 11, 2011.

If the Committee can provide any additional assistance, please let us know.

Sincerely,



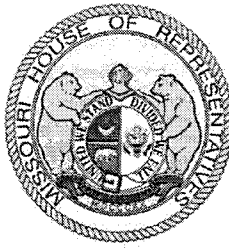
James K. Tellanin, Chair

JKT/ds

**CAPITOL OFFICE**  
State Capitol  
201 West Capitol Avenue  
Jefferson City, MO 65101-6806  
Tele: 573 751-9801

E-Mail:  
bill.lant@house.mo.gov

**DISTRICT ADDRESS**  
845 Elk River Road  
Pineville, MO 64856  
Tele: 417 437-8223



**MISSOURI HOUSE OF REPRESENTATIVES**

**Bill Lant**  
State Representative  
District 159

August 19, 2015

**COMMITTEES**

Workforce Standards and  
Development – Chairman

Joint Committee on Child Abuse and  
Neglect – Chairman

Labor and Industrial Relations

Transportation

Property and Casualty Insurance

Emerging Issues

**CERTIFICATE OF NEED PROGRAM**

**AUG 19 2015**

**RECEIVED**

Mr. William A. Krodinger, Chair  
Missouri Health Facilities Review Committee  
3418 Knipp Drive  
PO Box 570  
Jefferson City, MO 65102

Re: Project 5209-Landmark Hospital Transitional Recovery Center

Dear Chairman Krodinger:

I am writing in opposition to Project 5209. It is my understanding that Landmark Hospital Transitional Recovery Center of Joplin is seeking a Certificate of Need for a sixty bed skilled nursing facility which would be constructed in Joplin.

With the existing skilled nursing facilities in Newton and Jasper Counties, and with the newly replaced or soon to be replaced facilities due to the tornado, Joplin Gardens and Greenbrier, there is not a need for additional skilled beds.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Lant".

Bill Lant  
State Representative  
District 159



June 18, 2015

CERTIFICATE OF NEED PROGRAM

JUL 01 2015

RECEIVED

**Mercy Hospital  
Administration**  
100 Mercy Way  
Joplin, MO 64804  
phone 417-781-2727  
mercy.net

Missouri Certificate of Need Program  
Missouri Health Facilities Review Committee  
3418 Knipp Drive, Suite F  
Jefferson City, MO 65109

Dear Committee Members:

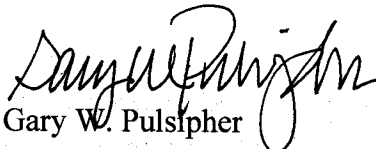
Landmark Holdings of Missouri is applying for a Certificate of Need to build a 60 bed Skilled Nursing Facility in Joplin. Their facility would operate as a Transitional Recovery Unit (TRU) for patients that are chronically critically ill, but not currently in an acute phase of their illness. I am writing to support Landmark in their application for the CON.

A patient discharging from our hospital on a ventilator must be placed out of state if the patient no longer has any acute care needs. There are no skilled nursing facilities in the State of Missouri that accept a patient on a ventilator and few that accept a patient with a tracheostomy. These types of patients will be cared for in the TRU, at an appropriate and cost effective level of care.

When patients in an acute care setting no longer need such a high level of service, the expense is an unnecessary drain on the healthcare system. Removing many of the barriers to discharge and having the patient sent to a lower level of care will assist in reducing overall healthcare costs. Most importantly the patients will be receiving the care in this region which is very helpful for family members.

I am in support of Landmark's request to add skilled nursing beds in Joplin because this will be an asset to the region and beneficial in our healthcare continuum. Thank you.

Sincerely,

  
Gary W. Pulsipher  
President